



**Clackamas County Planning and Zoning Division
Department of Transportation and Development**

Development Services Building
150 Beavercreek Road | Oregon City, OR 97045

503-742-4500 | zoninginfo@clackamas.us
www.clackamas.us/planning

NOTICE OF LAND USE APPLICATION IN YOUR AREA

Date of Mailing of this Notice: 08/22/2022

Notice Mailed To: Property owners within 2640 feet of the subject property
Community Planning Organizations (CPO)
Interested Agencies

File Number: Z0087-22

Application Type: Nonconforming Use - Alteration/Verification

Proposal: This is a County land use permit application for nonconforming use verification. The Applicant requests formal verification that an existing restaurant/bar/beer garden/grocery store use is lawfully nonconforming to the land use restrictions of the subject rural residential zoning district. The Applicant also requests approval to alter the nonconforming use, specifically to: change the use to a "family friendly brew pub"; add additional outdoor seating, storage, and barbeque; construct a new outdoor covered seating area; allow for quarterly "special events" that include amplified outdoor music; allow for an annual on-site American Legion car show and an annual on-site "business party"; and update signage. The application represents that the proposed uses would have no greater adverse impact on the neighborhood.

Applicable Zoning and Development Ordinance (ZDO) Criteria: In order to be approved, this proposal must comply with ZDO Sections 202, 316, 1206, and 1307. The ZDO criteria for evaluating this application can be viewed at <https://www.clackamas.us/planning/zdo.html>

Applicant: STRAUSS, RICHARD

Property Owner: SHADADO INC

Site Address: 20189 S SPRINGWATER RD
ESTACADA, OR 97023

Location: On the west side of S Springwater Rd, approximately 300 feet south of the intersection with S Stormer Rd

Assessor's Map and Tax Lot: 33E13 02000 **Approximate Property Size:**

Zoning: RRF5-RURAL RESIDENTIAL FARM FOREST

Staff Contact: Glen Hamburg 503 742 4523 **E-mail:** GHamburg@clackamas.us

File Number: Z0087-22

Community Planning Organization: The following recognized Community Planning Organization (CPO) has been notified of this application. This organization may develop a recommendation. You are welcome to contact the CPO and attend their meeting on this matter, if one is planned.

REDLAND-VIOLA-FISCHER'S CPO
WARD LANCE 503-631-2550
LANCECWARD@AOL.COM

If this CPO is currently inactive and you are interested in becoming involved in land use planning in your area, please contact Clackamas County Community Engagement at [503-655-8751](tel:503-655-8751). In some cases where there is an inactive CPO, a nearby active CPO may review the application. To determine if that applies to this application, call or email the staff contact.

How to Review this Application: A copy of the application, all documents and evidence submitted by or on behalf of the applicant, and applicable criteria are available for inspection at no cost. Copies may be purchased at the rate of \$2.00 per page for 8 1/2" x 11" or 11" x 14" documents, \$2.50 per page for 11" x 17" documents, \$3.50 per page for 18" x 24" documents and \$0.75 per sq ft with a \$5.00 minimum for large format documents. You may view or obtain these materials:

- Online at <https://accela.clackamas.us/citizenaccess/>. After selecting the Planning tab enter the file number to search. Select File Number and then select Attachments from the dropdown list, where you will find the submitted application; or
- By emailing or calling the staff contact.

Decision Process: Following the closing of the comment period, a written decision on this application will be made and a copy will be mailed to you. If you disagree with the decision, you may appeal to the Land Use Hearings Officer, who will conduct a public hearing. There is a \$250 appeal fee.

How to Comment on this Application:

To ensure your comments are considered prior to issuance of the decision, they must be received within 20 days of the date of this notice. Comments may be submitted by email to the staff contact or by regular mail to the address at the top of this notice. Please include the file number on all correspondence, and focus your comments on the approval criteria identified above or other criteria that you believe apply to the decision.

Comments:

Your Name/Organization

Telephone Number

Clackamas County is committed to providing meaningful access and will make reasonable accommodations, modifications, or provide translation, interpretation or other services upon request. Please contact us at least three (3) business days before the meeting at 503-742-4545 or DRenhard@clackamas.us.

¿Traducción e interpretación? | Требуется ли вам устный или письменный перевод? |
翻译或口译? | Cần Biên dịch hoặc Phiên dịch? | 번역 또는 통역?



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LAND USE APPLICATION

DEEMED COMPLETE

ORIGINAL DATE SUBMITTED:

FILE NUMBER:

APPLICATION TYPE:

The Planning and Zoning Division staff deemed this application complete for the purposes of Oregon Revised Statutes (ORS) 215.427 on:

Staff Name

Title

Comments:

Check one:

The subject property is located inside an urban growth boundary. The 120-day deadline for final action on the application pursuant to ORS 215.427(1) is:

The subject property is not located inside an urban growth boundary. The 150-day deadline for final action on the application pursuant to ORS 215.427(1) is:



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STAFF USE ONLY	
RECEIVED	
FEB 17 2022	
Clackamas County Planning & Zoning Division	
Staff Initials:	File Number:

Land use application for:

NONCONFORMING USE VERIFICATION, RESTORATION, REPLACEMENT, AND/OR ALTERATION/CHANGE

Application Fee: \$960

(+ \$120 if an expanded notification area is required by ZDO Section 1307)

Z0087-22-E

APPLICANT INFORMATION			
Applicant name: RICHARD E. STRAUSS	Applicant email: Rick@BentShore.com	Applicant phone: 503 212 3016	
Applicant mailing address: 21676 S. LATOURETTE RD.	City: OREGON CITY	State: OR	ZIP: 97045
Contact person name (if other than applicant): JOHN GATES, Highland Ridge	Contact person email: John.Highlandridge@gmail.com	Contact person phone: 503-784-0812	
Contact person mailing address: PO Box 1716	City: Oregon City	State: OR	ZIP: 97045

PROPOSAL
Brief description of proposal: Change from RESTAURANT/BAR to FAMILY FRIENDLY BROAD PUB. Add additional outdoor seating, storage, smoking house and update signs on building and out front.

SITE INFORMATION		
Site address: 20189 S. SPRING WALK RD 97023	Comprehensive Plan designation:	Zoning district:
Map and tax lot #: Township: 33 Range: E Section: 13 Tax Lot: 02000 Township: 33 Range: E Section: 13 Tax Lot: 02100 Township: _____ Range: _____ Section: _____ Tax Lot: _____	Land area: 4.52ac	
Adjacent properties under same ownership: Township: _____ Range: _____ Section: _____ Tax Lot: _____ Township: _____ Range: _____ Section: _____ Tax Lot: _____		

Printed names of all property owners: RICHARD E. STRAUSS MICHELE J. STRAUSS	Signatures of all property owners: 	Date(s): 2/9/2022 2/9/2022
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I hereby certify that the statements contained herein, along with the evidence submitted, are in all respects true and correct to the best of my knowledge.

Applicant signature:

Date: 2/9/2022

A. Review applicable land use rules:

This application is subject to the provisions of [Section 1206, Nonconforming Uses and Vested Rights](#) of the [Clackamas County Zoning and Development Ordinance](#) (ZDO).

It is also subject to the ZDO's definitions, procedures, and other general provisions, as well as to the specific rules of the subject property's zoning district and applicable development standards, as outlined in the ZDO.

B. Turn in all of the following:

- Complete application form:** Respond to all the questions and requests in this application, and make sure all owners of the subject property sign the first page of this application. Applications without the signatures of *all* property owners are incomplete.
- Application fee:** The cost of this application is **\$960, plus a \$120 notification surcharge if an expanded notification area is required by ZDO Section 1307**. Payment can be made by cash, by check payable to "Clackamas County", or by credit/debit card with an additional card processing fee using the [Credit Card Authorization Form](#) available from the Planning and Zoning website. Payment is due when the application is submitted. Refer to the FAQs at the end of this form and to the adopted [Fee Schedule](#) for refund policies.
- Site plan:** Provide a site plan (also called a plot plan). A [Site Plan Sample](#) is available from the Planning and Zoning website. The site plan must be accurate and drawn to-scale on paper measuring no larger than 11 inches x 17 inches. The site plan must illustrate all of the following (when applicable):
 - Lot lines, lot/parcel numbers, and acreage/square footage of lots;
 - Contiguous properties under the same ownership;
 - All existing and proposed structures, fences, roads, driveways, parking areas, and easements, each with identifying labels and dimensions;
 - Setbacks of all structures from lot lines and easements;
 - Significant natural features (rivers, streams, wetlands, slopes of 20% or greater, geologic hazards, mature trees or forested areas, drainage areas, etc.); and
 - Location of utilities, wells, and all onsite wastewater treatment facilities (e.g., septic tanks, septic drainfield areas, replacement drainfield areas, drywells).
- Floor plans:** Attach detailed, accurate, and to-scale floor plans for all structures to be considered in this application. Label all rooms with their existing and proposed use, show all of their dimensions, include the square footage of each room, and identify all doors and partition walls.
- Building elevation diagrams:** Attach drawings of all structures to be considered in this application. The drawings must be to-scale and must show each side of the building and any windows, doors, or other appurtenances. Include all measurements (height, length, width, and area).
- Evidence of lawful establishment:** Attach evidence (e.g. building permits, tax records, dated photographs, dated aerial images, financial statements, signed affidavits, and previous land use approvals) substantiating that the nonconforming use to be verified, restored, replaced, and/or altered was lawfully established.

C. For verification of a nonconforming use:

If you are requesting verification of nonconforming use pursuant to ZDO Subsection 1206.07, answer the following questions here in Part C. Attach additional pages, if necessary, and copies of supporting documentation.

For the purposes of Part C, the "nonconforming use" is the land use(s), structure(s), and/or physical improvement(s) for which you are seeking nonconforming use verification.

1. What is the nonconforming use? Describe the nonconforming use in detail, including buildings, vehicles, equipment, and materials used, days and hours of operation, the number of employees, and other operational and physical information, as applicable:

RESTAURANT, BAR, CONVENIENCE STORE, EVENT SPACE, PATIO, BEER GARDEN. THE PROPERTY EMPLOYS 26 PEOPLE, HAS PAVED PARKING FOR 60 VEHICLES. VEHICLE TRAFFIC INCLUDES CUSTOMER & VENDOR TRAFFIC. TYPICAL TO USE: HOURS OF OPERATION FOR RESTAURANT, STORE, BAR, PATIO & EVENT SPACE IS 7 DAYS/WEEK 8a - MIDNIGHT. BEER GARDEN IS OPEN FRIDAY - SUNDAY 11a - 9pm.

2. When did the nonconforming use first become nonconforming to the County's zoning regulations?

Date: VIEWPOINT ESTAB. 1953, REBUILT IN CURRENT CONFIGURATION AFTER FIRE 1982

3. What *current* zoning regulations do/does the nonconforming use described in response to Question C.1 not conform to?

CURRENT ZONING IS RRFS, OUTSIDE UGB

4. When was the nonconforming use described in response to Question C.1 established? Attach evidence that supports your response.

Date: 1953

5. Describe any changes in the nonconforming use since being established, and identify, with supporting documentation, when those changes occurred:

SEE DOCUMENTS E3

6. Did the existence, continuity, nature, or extent of the nonconforming use discontinue for any 12-month period in the 20 years immediately preceding the date of this application?

NO, and supporting documentation is attached.

NO, and supporting documentation is attached to prove the existence, continuity, nature, and extend of the nonconforming use for the 10-year period immediately preceding the date of this application. Pursuant to ZDO Subsection 1206.07(B), this creates a rebuttable presumption that the nonconforming use, as proven, lawfully existed at the time of, and has continued uninterrupted since, the adoption of restrictive zoning regulations, or a change in the zoning or zoning regulations, that have the effect of prohibiting the nonconforming use under the current provisions of the ZDO.

YES, as explained in the box below:

--

D. For restoration or replacement of a nonconforming use:

If this application requests restoration or replacement of a nonconforming use, answer the following questions here in Part D. Attach additional pages, if necessary, and copies of supporting documentation.

For the purposes of Part D, the "nonconforming use" is the land use(s), structure(s), and/or physical improvement(s) you are seeking to restore or replace.

1. What damaged or destroyed the nonconforming use?

Fire

Other casualty (i.e., an unfortunate or unforeseen happening), explained in the box below:

Natural disaster, explained in the box below:

2. When was the nonconforming use damaged or destroyed by the incident(s) identified in response to Question D.1?

Date: _____

3. Explain in the box below, and demonstrate in your attached site plan and other supporting documentation, how your proposed restoration or replacement will *not* alter or change the nature or extent of the nonconforming use as lawfully established prior to the incident(s) identified in response to Question D.1.

(Note: If you are requesting an alteration or change in the nature or extent of the nonconforming use, you must complete Part E of this application.)

4. Identify how the nonconforming use status of the existing use will be, or already has been, verified pursuant to ZDO Subsection 1206.07:

- Verification is being requested in Part C of this application.
- Verification was previously approved by the County within the last 12 months.

File No. of approved verification: Z_____

- Verification was previously approved by the County more than 12 months ago, and documentation is attached showing that the nonconforming use has not discontinued for 12 consecutive months since that approved verification.

File No. of approved verification: Z_____

E. For alteration/change of a nonconforming use:

If this application requests alteration or change of a nonconforming use, answer the following questions here in Part E. Attach additional pages, if necessary, and copies of supporting documentation.

For the purposes of Part E, the "existing use" is the nonconforming land use(s), structure(s), and/or physical improvement(s) you are seeking to alter/change.

1. Describe the proposed alteration/change:

SEE ADDITIONAL PAGE

2. Explain how the alteration/change will, after the imposition of conditions of approval deemed necessary to ensure the mitigation of any adverse impacts, have no greater adverse impact on the neighborhood than the existing use:

WE ARE ASKING TO UPDATE WHAT IS CURRENT

3. Identify how the nonconforming use status of the existing use will be, or already has been, verified pursuant to ZDO Subsection 1206.07:

- Verification is being requested in Part C of this application.
- Verification was previously approved by the County within the last 12 months.

File No. of approved verification: Z _____

Verification was previously approved by the County more than 12 months ago, and documentation is attached showing that the nonconforming use has not discontinued for 12 consecutive months since that approved verification.

File No. of approved verification: Z 0261-12 Z-
Z 0470-00

4. Will the alteration/change expand the existing use from one lot of record to another?

NO, the alteration/change will be on the same lot of record.

YES, but the lot of record on which expansion is proposed, *and* the lot of record on which the existing use is currently located, have been part of the same tract continuously since the date the existing use became nonconforming, as evidenced by attached documentation.

YES, but the expansion would allow only for facilities necessary to support the existing use, such as driveways, storm water management facilities, and on-site wastewater treatment systems. The alteration/change on the other lot of record are necessary to support the existing use for the following reasons:

FAQs

What is a nonconforming use?

A "nonconforming use" is a use of any building, structure or land allowed by right when established or that obtained a required land use approval when established but, due to a change in the zone or zoning regulations, is now prohibited in the zone.

When is a Nonconforming Use permit required?

The County's Zoning and Development Ordinance (ZDO) lists the uses, structures, and other physical improvements that are allowed in each zone. However, the ZDO also allows uses, structures, and other physical improvements to continue, even if they do not conform to current ZDO rules, provided they were legally established and meet other criteria.

Formal verification by the County that a nonconforming use/structure/improvement was legally established and meets the other criteria requires an application for nonconforming use verification using Part C of the Nonconforming Use permit application form.

The ZDO allows a verified nonconforming use to be restored or replaced if it was damaged or destroyed by fire, other casualty, or natural disaster, provided it is restored or replaced to the nature and extent of the nonconforming use as lawfully established prior to the incident, and subject to certain criteria. Requests for restoration or replacement are made using Part D of the Nonconforming Use permit application form. Restoration or replacement must be lawfully commenced, as defined by Subsection 1206.04(B) of the ZDO, within one year of the occurrence of the damage or destruction.

The ZDO also allows a verified nonconforming use to be altered or changed (e.g., expanded), subject to certain criteria; such requests are made using Part E of the Nonconforming Use permit application form. Per ZDO Subsection 1206.06(A), the alteration of any nonconforming use that is necessary to comply with any lawful requirement does not require a Nonconforming Use permit.

What is the permit application process?

Nonconforming Use permits are subject to a "Type II" land use application process, as provided for in [Section 1307](#) of the ZDO. Type II decisions include notice to owners of nearby land, the Community Planning Organization (if active), service providers (sewer, water, fire, etc.), and affected government agencies. If the application is approved, the applicant must comply with any conditions of approval identified in the decision. The Planning Director's decision can be appealed to the County Land Use Hearings Officer.

What is needed for the County to approve a land use permit?

Nonconforming use verifications, restorations, replacements, and/or alterations/changes *may* be permitted after an evaluation by the County of applicable standards of the ZDO. The applicant is responsible for providing evidence that their proposal does or can meet those standards. In order to address the standards, the information requested in this application should be as thorough and complete as possible. A permit will only be approved or denied after a complete application is received and reviewed. The County approves an application only if it finds that the proposal meets the standards or can meet the standards with conditions.

FAQs continued

How long will it take the County to make a decision about an application?

The County makes every effort to issue a decision on a Type II land use application within 45 days of when we deem the application to be complete. State law generally requires a final County decision on a land use permit application in an urban area within 120 days of the application being deemed complete, and within 150 days for a land use permit in a rural area, although there are some exceptions.

If an application is submitted and then withdrawn, will a refund be given?

If a submitted Type II application is withdrawn before it is publicly noticed, 75% of the application fee paid will be refunded. If a submitted application is withdrawn after it is publicly noticed, but before a decision is issued, 50% of the application fee will be refunded. No refund will be given after a decision is issued.

Who can help answer additional questions?

For questions about the County's land use permit requirements and this application form, contact Planning and Zoning at **503-742-4500** or zoninginfo@clackamas.us. You can also find information online at the Planning and Zoning website: www.clackamas.us/planning.

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503-742-4545: ¿Traducción e interpretación? | Требуется ли вам устный или письменный перевод?
翻译或口译? | Cần Biên dịch hoặc Phiên dịch? | 번역 또는 통역?

- E-1A Remove interior walls separating lounge and restaurant seating
- 1B Remove seating in existing dining area, make this area into game room (pool tables)
- 1C Remove seating in existing upstairs dining turn this area into offices.
- 1D Construct outdoor covered area to left side of existing building move removed seating to this area. (48x60 - 2880 sq)
- 1E Construct new entry, open beams w/ lighting and new restaurant sign.
- 1F Construct new outdoor barbecue area, 12'x16'x8' w/ concrete slab. chain link 2 sides, storage in back
- 1G Install pre fab cold storage building 20'x40'x16' on concrete slab.
- 1H Construct 20'x20'x10' dry storage (pole barn) w/ concrete floor.
- 1I Replace existing road sign with new updated monument sign. Covered w/ lights, LED reader board, post + beam, rock base, individual business boards.
- 1J Expand existing beer garden area south to within 18 ft of property line.
- 1K Construct new pole building in beer garden w/ concrete floor, metal sides + roof, open on two sides, 36'x36'x14'
- 1L Replace existing well house, move 10' to west, increase size to 14'x14'x10'. Use for beer garden storage.
- 1M Remove overhead power line and place under ground

Clackamas ZDO Application Response

A) Property Owner Signing Authority

- a) Richard and Michele Strauss are the officers of Shadado, Inc. an Oregon Corporation.
 - i) We can provide Articles of Incorporation
 - ii) We can provide a Corporate Resolution advising that Richard and Michele are authorized to sign on behalf of Shadado, Inc.

B) Details of current use.

- a) New non-conforming uses vs. existing non-conforming uses
 - i) We plan no changes to the existing non-conforming uses, only improvements to the facilities to better serve the community.
 - ii) Current (and historical) non-conforming uses are as follows:
 - (1) Restaurant
 - (2) Bar
 - (3) Patio
 - (4) Banquet room (meeting space)
 - (5) Beer garden
 - (6) Grocery store
- b) Total number of Employees and Customers
 - (1) 12 Employees
 - (2) 150 Customers
- c) Whether the existing uses that are requested to verified as lawful include and larger “special events”, such as outdoor concerts or car shows and if so, the **frequency, size, timing and nature of those special events;**
 - (1) Annual American Legion Car Show – 1 time per year
 - (2) Anniversary Party for Business – 1 time per year
- d) Whether the existing uses that are requested to verified as lawful include any **amplified outdoor music** and we are aware of the Land Use Conditions on the beer garden related to amplified music. We would like to request quartly special events including outdoor amplified music.
- e) Whether the existing uses requested to verified as lawful include manufacturing/processing of goods retailed elsewhere, such as brewing of beer for wholesale to be retailed at other locations:
 - i) Brewing on property has not been requested, nor is it planned.

C) Evidence of Current Uses

Please provide evidence the uses have occurred to the same nature an extent for at least the past 10 years, with any gap of 12 consecutive months or have otherwise been approved by the County. For example, if the asserted (current) nonconforming use includes larger special events or amplified outdoor music, included evidence that those uses have been occurring for the past 10 years or have otherwise been approved.

a) Restaurant, Bar, Patio, Beer Garden, Grocery Store

- i) OLCC have reviewed your request to verify the duration of an OLCC liquor license at 20189 & 20179 S Springwater Rd, Estacada; at this address my files indicate the year 2000 for both and is continues to date.

D) Details of Proposed Alteration

Please clarify all the following:

a) Days and hours of proposed uses' operation

- i) Indoor dining
 - (1) 7 days/week
 - (a) 8am to midnight
- ii) Beer garden
 - (1) Friday-Sunday
 - (a) 11am-10pm
- iii) Cold and Dry Storage Building access
 - (1) 7 days/week
 - (a) As needed to support restaurant operation (during hours of restaurant operation)

b) **Maximum number of employees and customers on site**

- i) As mentioned previously, in **Details of Current Use**
 - (1) 12 employees
 - (2) 150 customers

c) **Proposed use of 36x36 Pole Building (in beer garden)**

- i) Picnic shelter for customers, instead of flimsy tent shelters that have been used historically in the beer garden.

d) **Proposed use outdoor covered area**

- i) We would like to delete for now the covered area next to the restaurant.

e) **What uses for dry and cold storage will be associated with**

- i) These areas will be used for storage of ingredients of food prepared in restaurant.

f) **Whether any larger special events, such as outdoor concerts or cars shows will take place on the property, and the frequency, time and scale of such events.**

- i) American legion car show, once a year
- ii) Anniversary Party for business, once a year

g) **Whether the use will include manufacturing/processing of goods for off-site retailing(e.g. brewing of beer to be retailed at other locations)**

- i) No manufacturing/processing of goods for off-site retailing (includes brewing of beer) is proposed at this time.

- h) Whether outdoor seating or activities will be located in the beer garden outside of the proposed open pole barn and if so, what uses will be located there.**
 - i) Yes, existing picnic tables in garden area will be used along with the proposed 36 x 36 pole building.
- i) Whether the proposed barbeque pit is the same as the “smoke house” shown on submitted site plan and the “barbeque covered area” in the submitted elevation diagram.**
 - i) These describe the same structure for use as part of the restaurants barbeque operation.
- j) Whether outdoor amplified music is proposed;**
 - i) We would like to propose outdoor music quarterly at a reasonable level.
- k) Whether the proposed pole building will have direct vehicle access, and whether that vehicle access will require changes to paving, access, or circulation on the subject property;**
 - i) No direct vehicle access to this pole building, it serve as a picnic shelter
- l) And whether there will be changes or improvements to existing parking.**
 - i) There will be no changes or improvements to existing parking.

E) Complete and accurate site plan

- a) Provided as an attachment

F) Floor plans

- a) Provided as an attachment

G) Building elevations

- a) Provided as an attachment

H) Complete response to question 2 of Part E

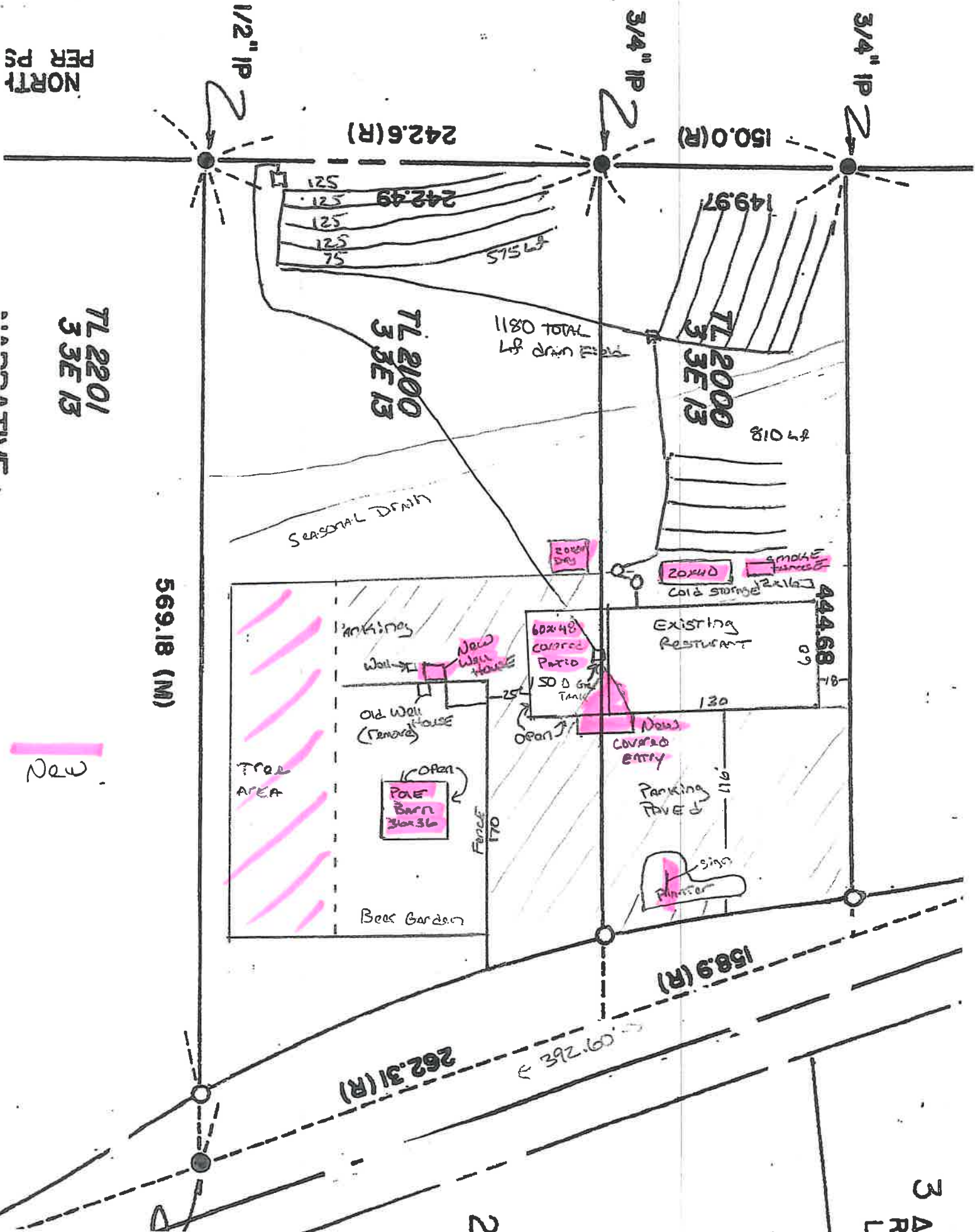
...explanation of how proposed alterations will, after imposition of conditions of approval, have no greater adverse impact on the neighborhood than the existing use.

Please provide a response to this question that explains how the proposed new and modified structures and uses will have no additional adverse impact on the rural neighborhood. Impact to consider and address might include noise, lighting, and odor nuisances, overflow parking, shipping/delivery vehicle impacts and visual impacts (aesthetics).

- a) We don't anticipate any adverse impacts to the rural community related to noise, lighting, odor nuisance, overflow parking, shipping/delivery vehicle impacts and see only improvements to the aesthetics of the property.
 - i) Noise
 - (1) There is no adverse impact related to noise as there is no change to hours of operation or intended use from that which is current and historical to the hours/days and type of operations on the property.
 - ii) Lighting
 - (1) There is no adverse impact related to lighting as there is no change to hours of operation or intended use from that which is current and historical to the hours/days and type of operations on the property.
 - iii) Odor nuisance
 - (1) There is no adverse impact related to odor nuisance as there is no change to hours of operation, or intended use from that which is current and historical to the hours/days and type of operations on the property.
 - iv) Overflow parking

- (1) There is no adverse impact related to overflow parking as there is no change to hours of operation or intended use from that which is current and historical to the hours/days and type of operations on the property.
- v) Shipping/delivery vehicle impacts
 - (1) There is no adverse impact related to shipping/delivery vehicle impacts as there is no change to hours of operation or intended use from that which is current and historical to the hours/days and type of operations on the property.
- vi) Visual impacts (aesthetics)
 - (1) There will be no adverse impact related to visual (aesthetic). Our planned improvement to the current visual (aesthetic) appearance of the property only bring **positive**, setting-appropriate changes that are in line with our rural setting.

Originally Submitted Site Plan



NORTH
PER PS

TL 2201
3 3E 13

DIAGONAL IP

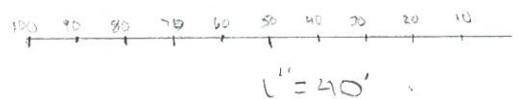
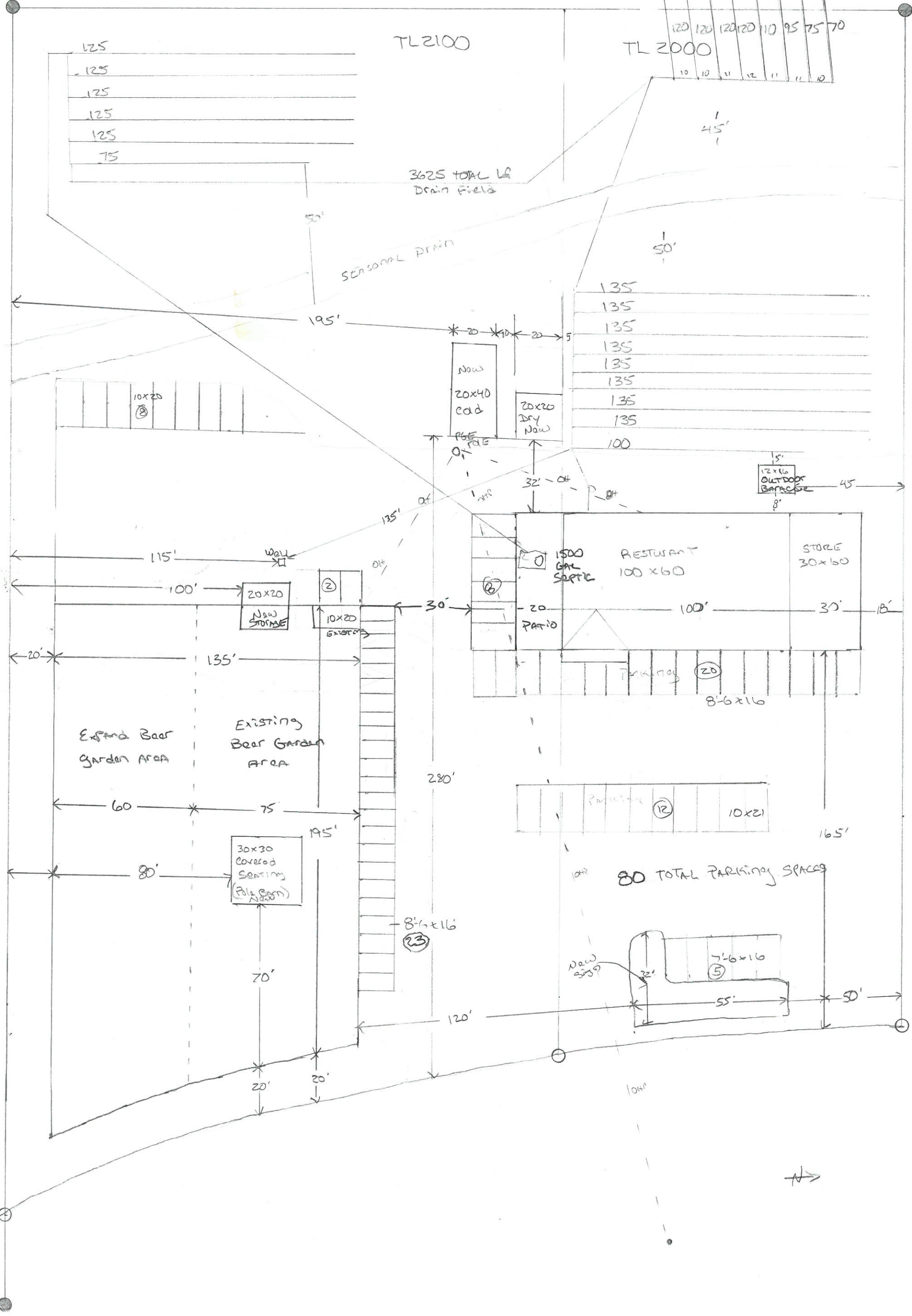
569.18 (M)

NEW

3
AR L

2

August 16, 2022 Submitted Site Plan



1" = 40'

[Handwritten text, likely a letter or document]

[Handwritten text, likely a letter or document]

[Handwritten text, likely a letter or document]

[Printed text, likely a newspaper clipping or document]

The 1st Known View Point Bill of Sale
Wallaert to Maxine Mathews Nov 3, 1953

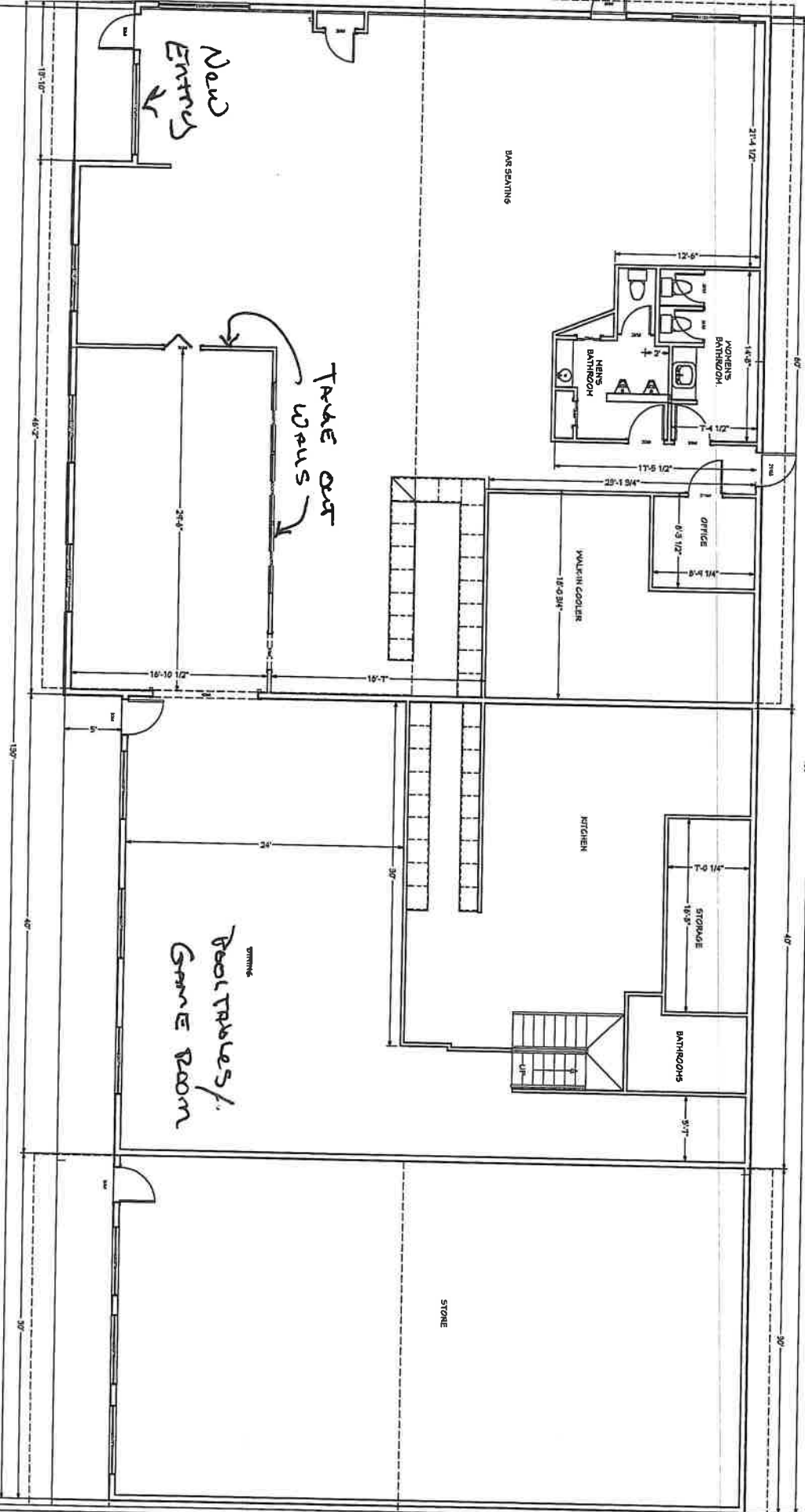


Eagle Creek
The 31
on 2nd

1953



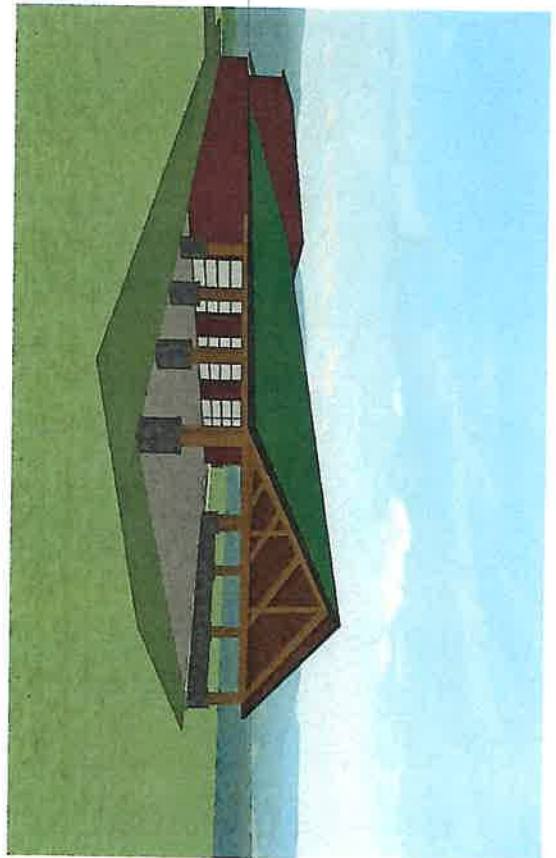
113



AS BUILT - 1st Level
 1/4" = 1'-0"

SHEET: A2	AS BUILT	DATE: 2/15/2022	DRAWINGS PROVIDED BY: HIGHLAND RIDGE CUSTOM HOME REMODELING Revised 01.19.2022 SH	
		SCALE: 1/4" = 1'-0"		

(A)



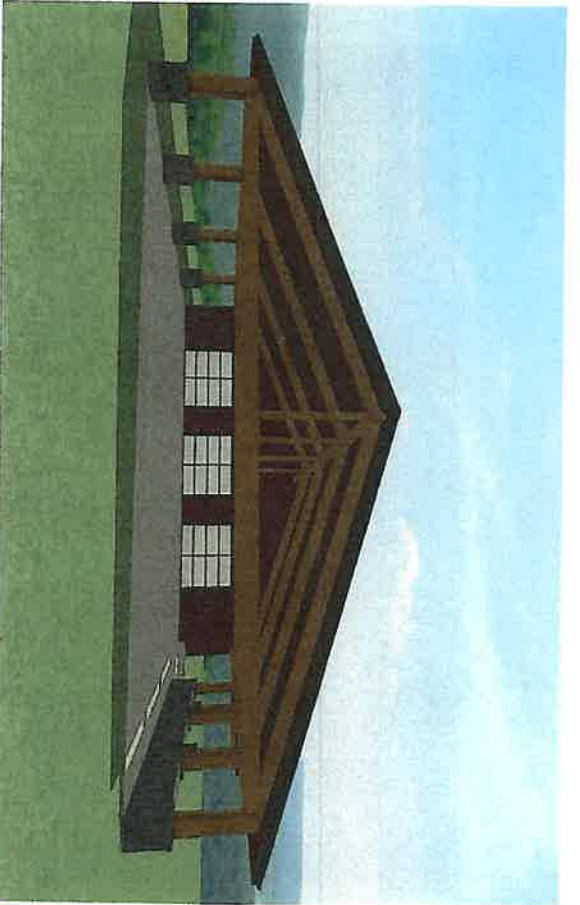
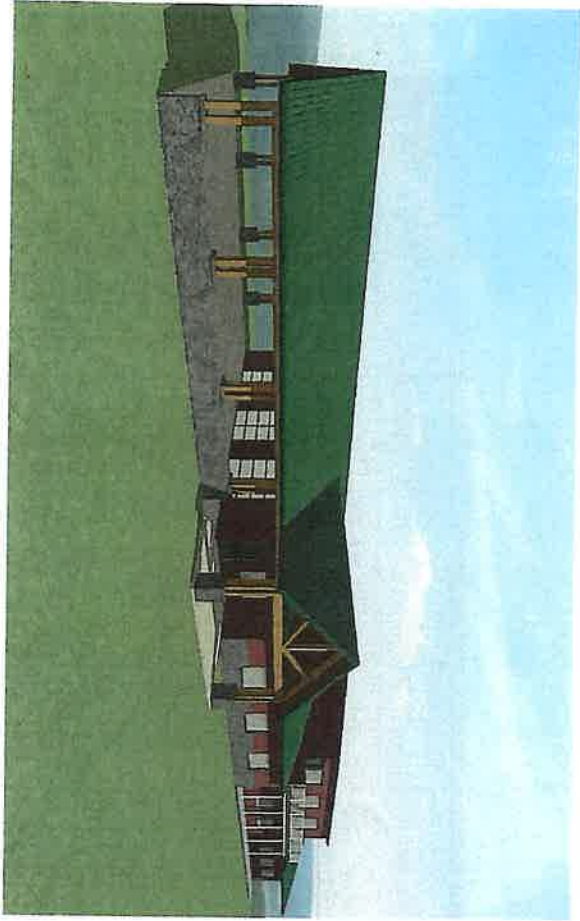
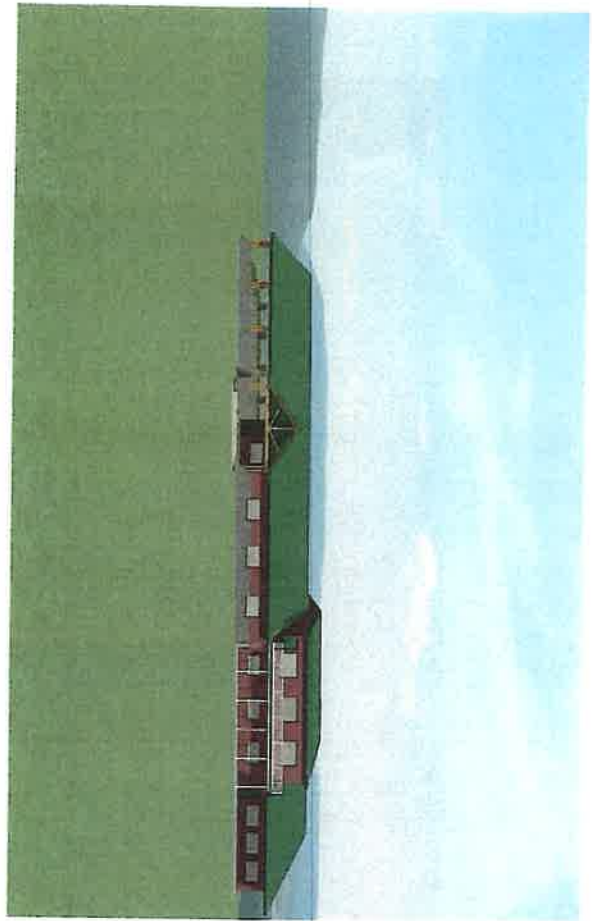
PROPOSED

DRAWINGS PROVIDED BY: Revised 06.15.2021	DATE: 6/23/2021	SCALE:	SHEET:
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BENT SHOVEL
20189 S Springwater Road
Eagle Creek, OR 97023


HIGHLAND RIDGE
CUSTOM HOME RENOVATIONS

(1D)(1E)

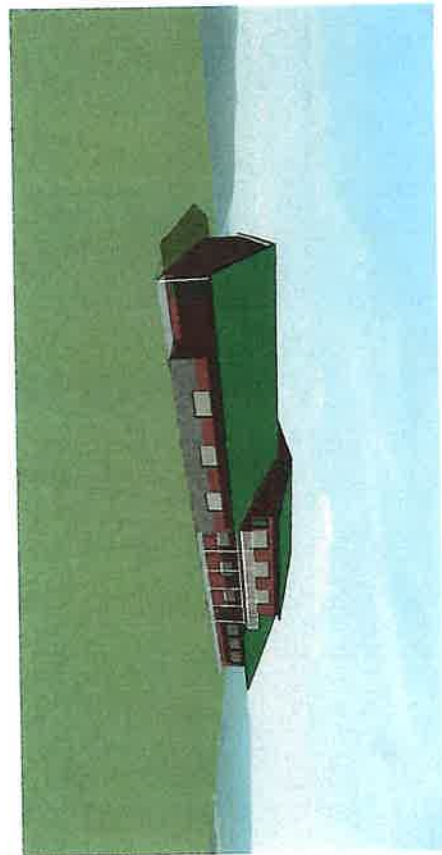
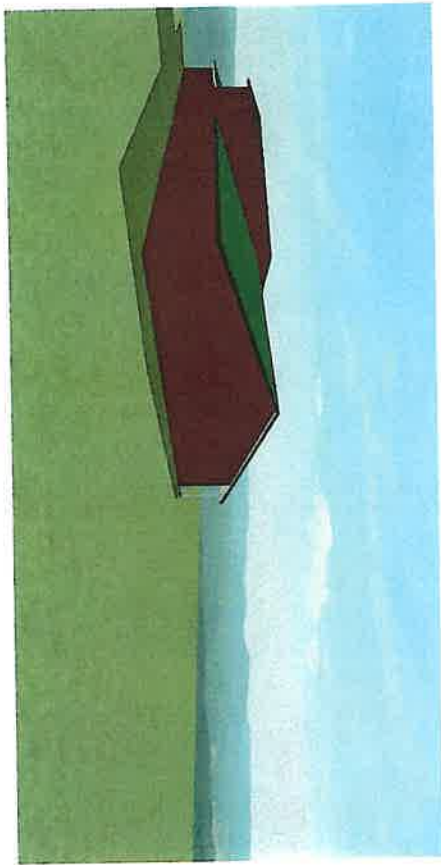


PROPOSED

DRAWINGS PROVIDED BY: Revised 06.15.2021
DATE: 6/23/2021
SCALE:
SHEET:

BENT SHOVEL
20189 S Springwater Road
Eagle Creek, OR 97023

HIGHLAND RIDGE
CUSTOM HOME REMODELING



PROPOSED

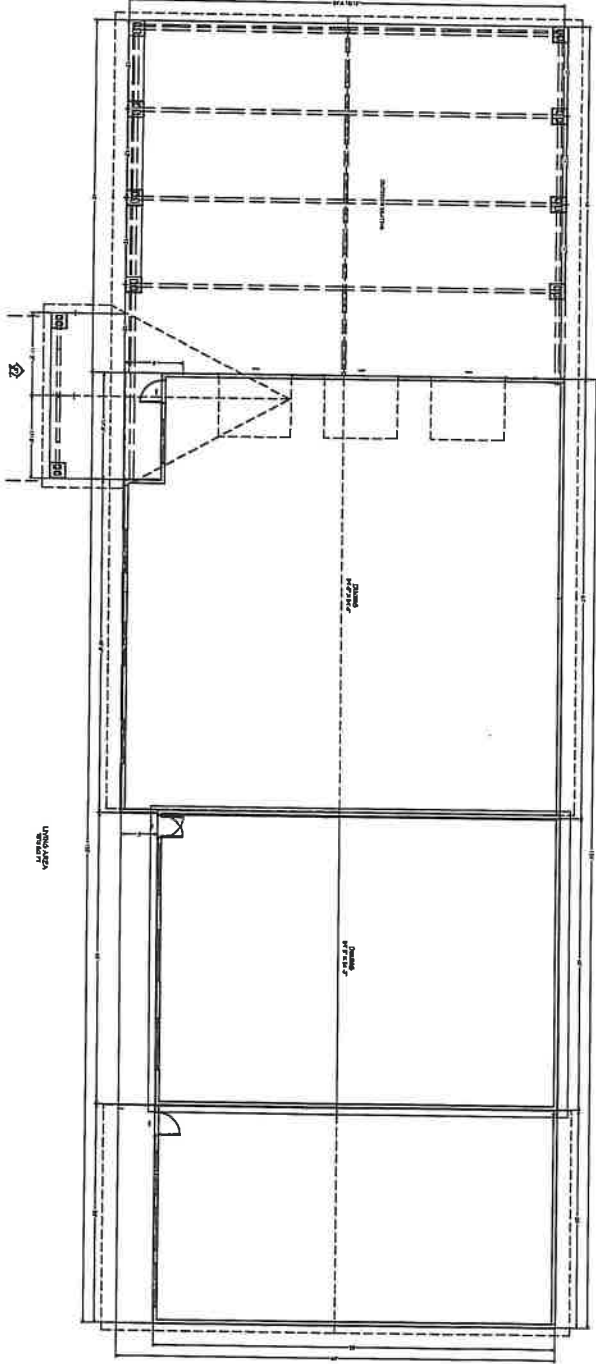
DATE: 6/23/2021
SCALE:
SHEET:

DRAWINGS PROVIDED BY:
Revised 06.15.2021

BENT SHOVEL
20189 S Springwater Road
Eagle Creek, OR 97023


HIGHLAND RIDGE
CUSTOM HOME REMODELING

1D.1E



Floor Plan - Proposed Addition @ 48'
1/8" = 1'-0"

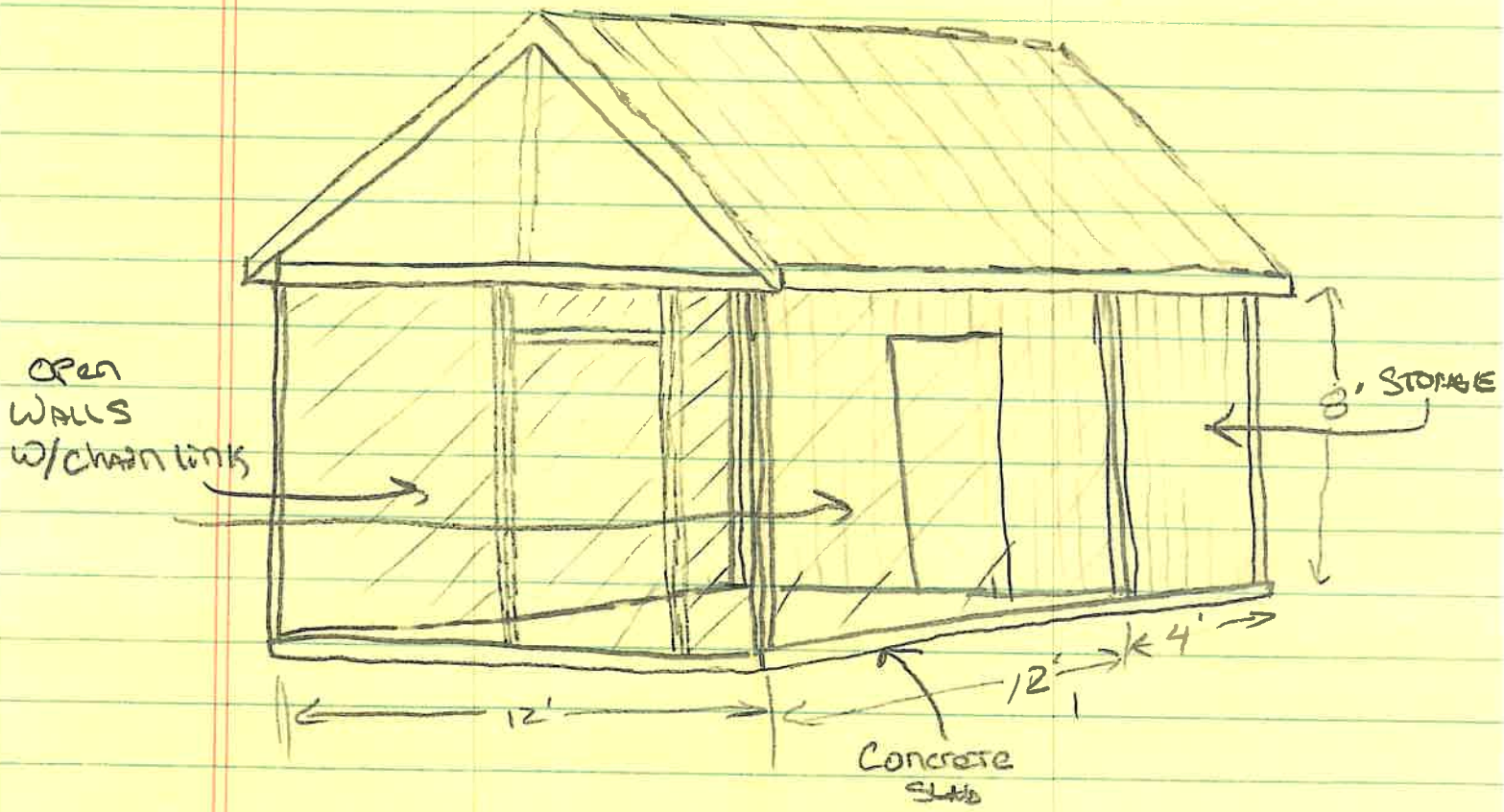
DRRAWINGS PROVIDED BY: Revised 06.15.2021
DATE: 6/23/2021
SCALE:
SHEET: P-1

BENT SHOVEL
20189 5 Springwater Road
Eagle Creek, OR 97023

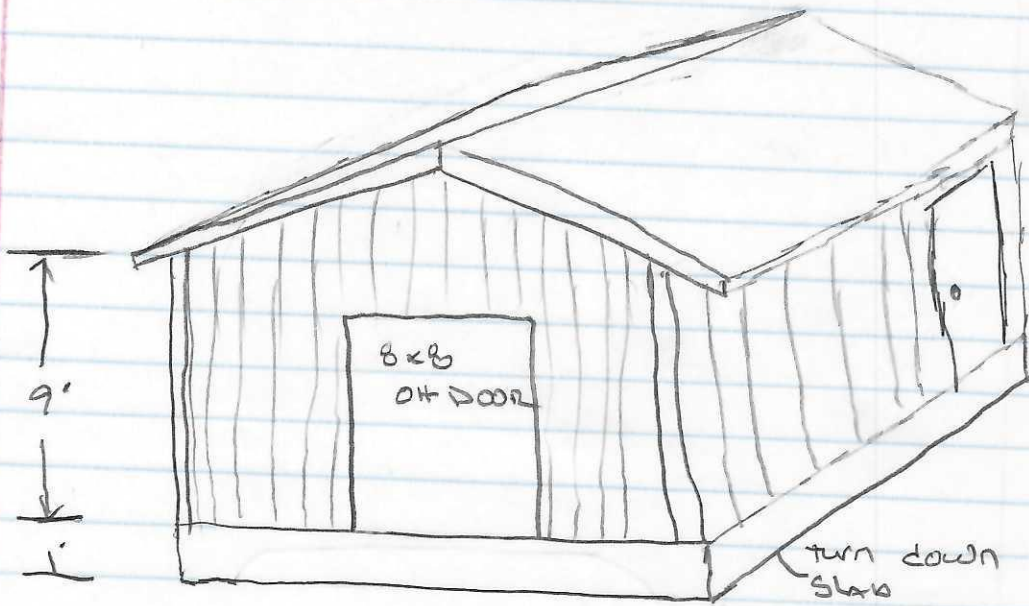
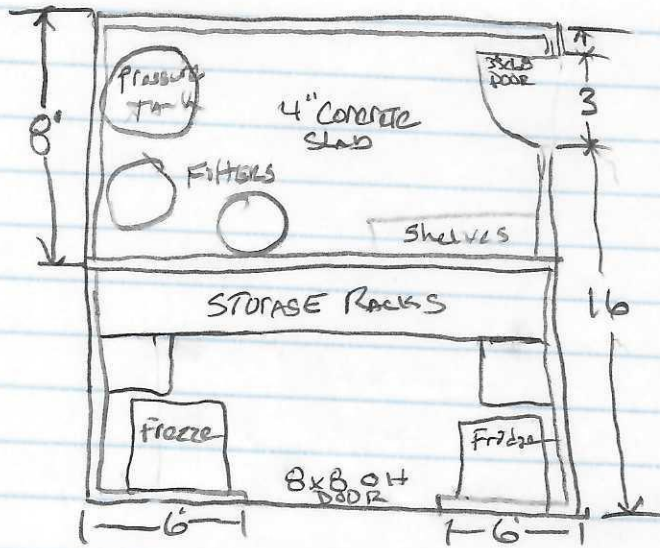


(1F)

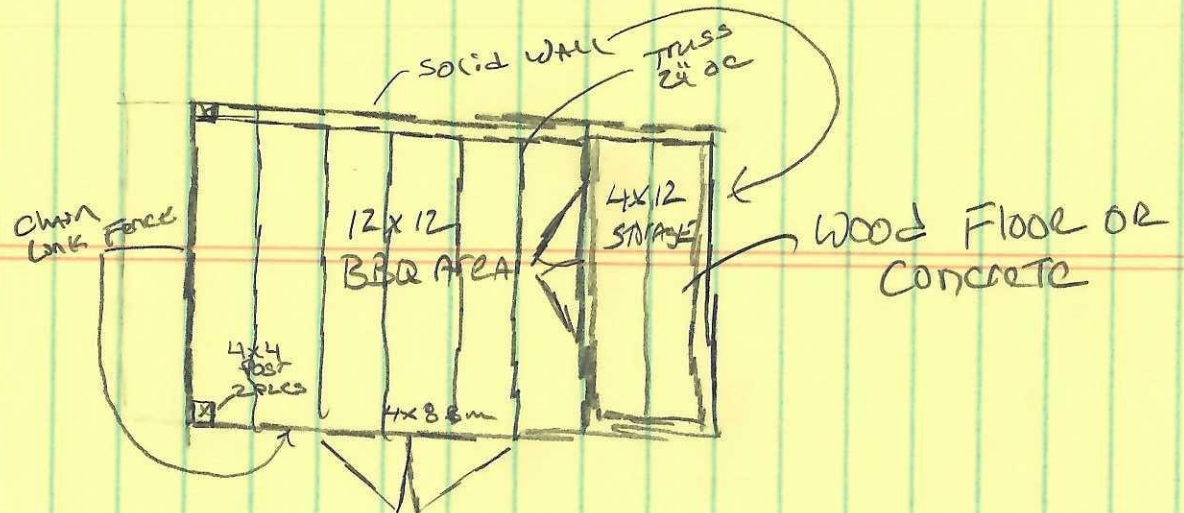
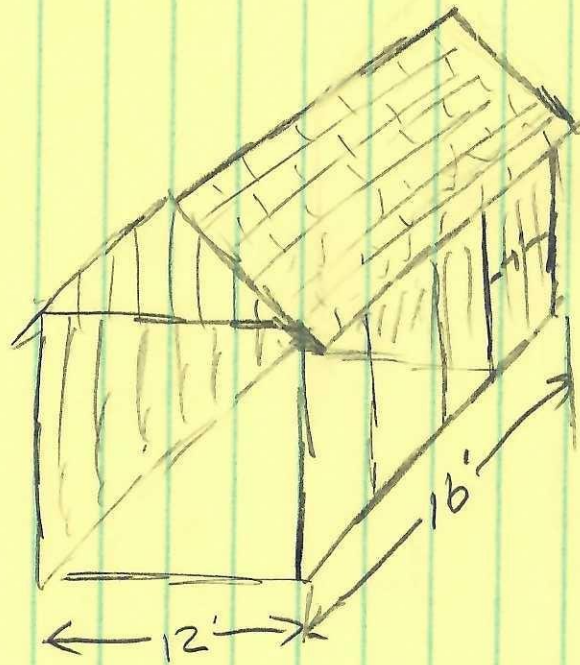
12x16x8 BARBECUE Covered AREA



20x20 WALL HOUSE



OUTDOOR BARBACUE w/ 4x12 STORAGE
12x16



Untitled Map

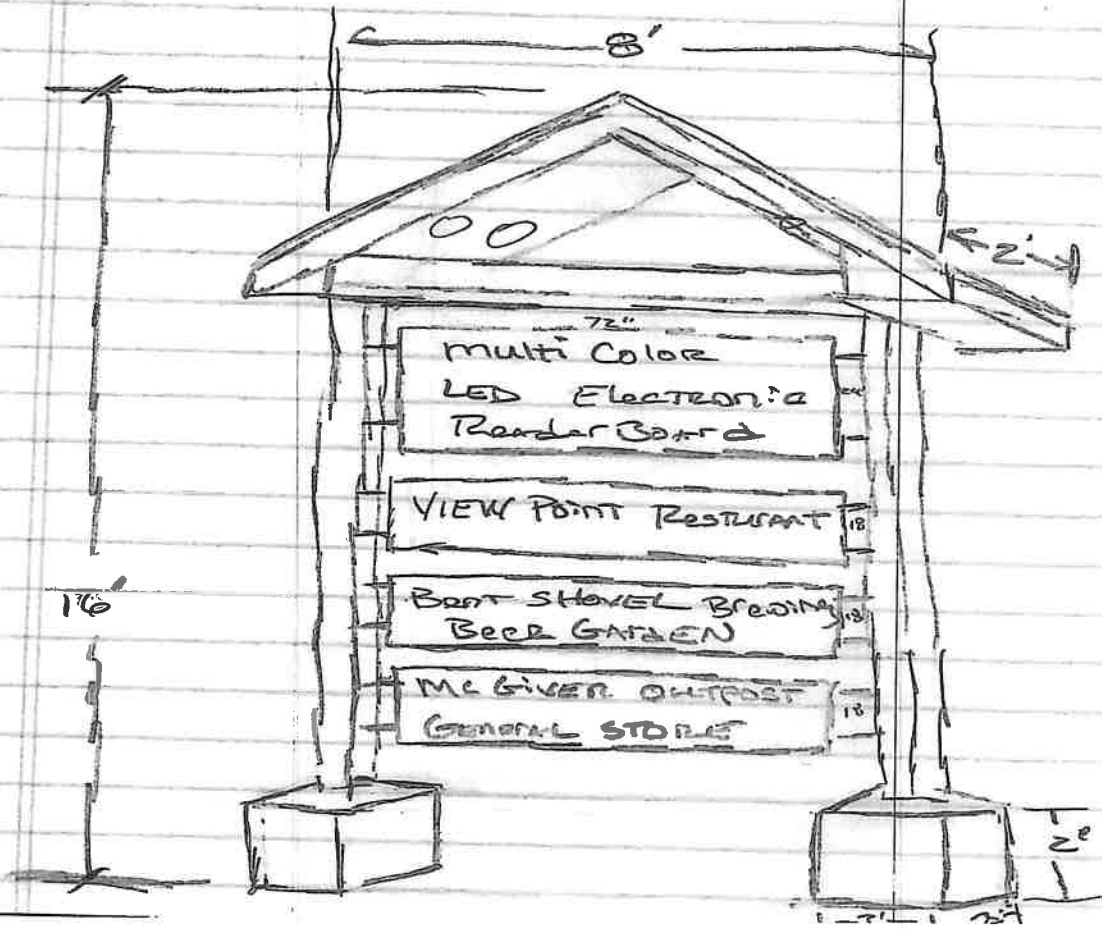
Write a description for your map.

Legend

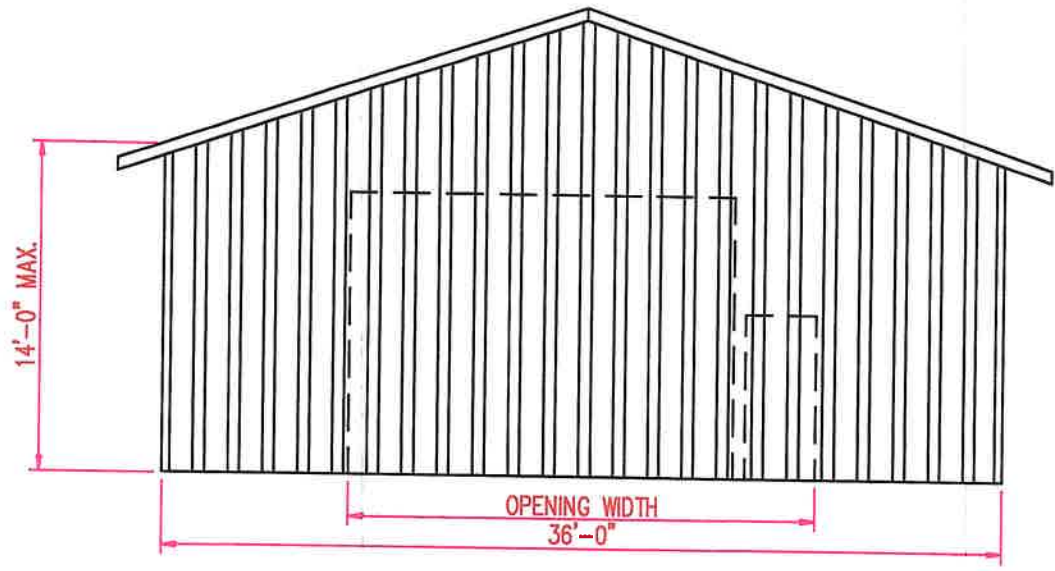


VI

NEW ROAD SIGN



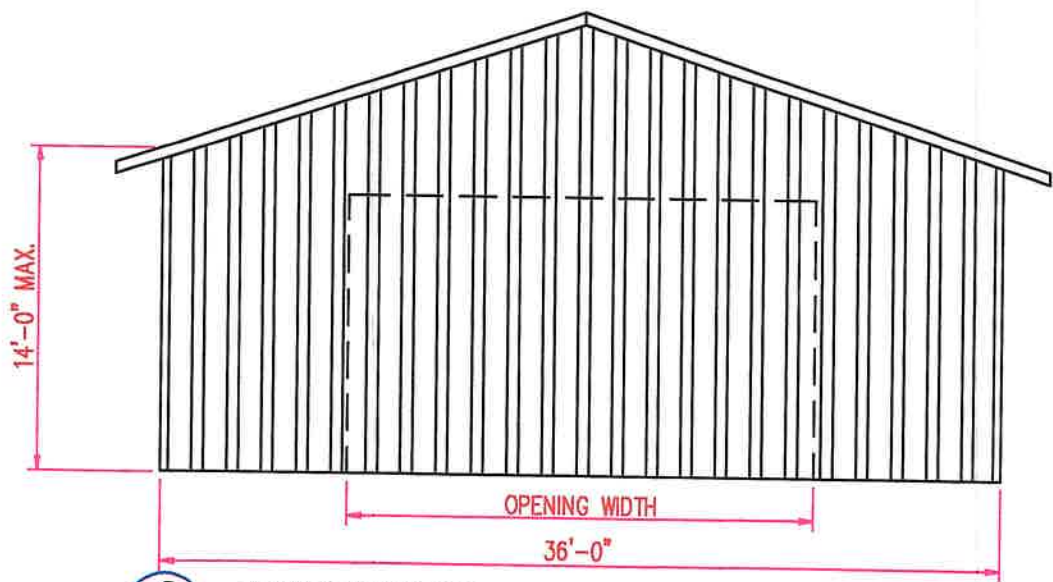
115



1 GABLE ELEVATION

PLAN NOTES:

- 1. MAXIMUM OPENING WIDTH IS 20'-0"
- 2. SEE 1/511 FOR TRUSS BOTTOM CHORD BRACING FOR OPENING GREATER THAN 14'-0"
- 3. STITCH WALL PER S10 WHEN OPENING IS EQUAL OR GREATER THAN 16'-0"



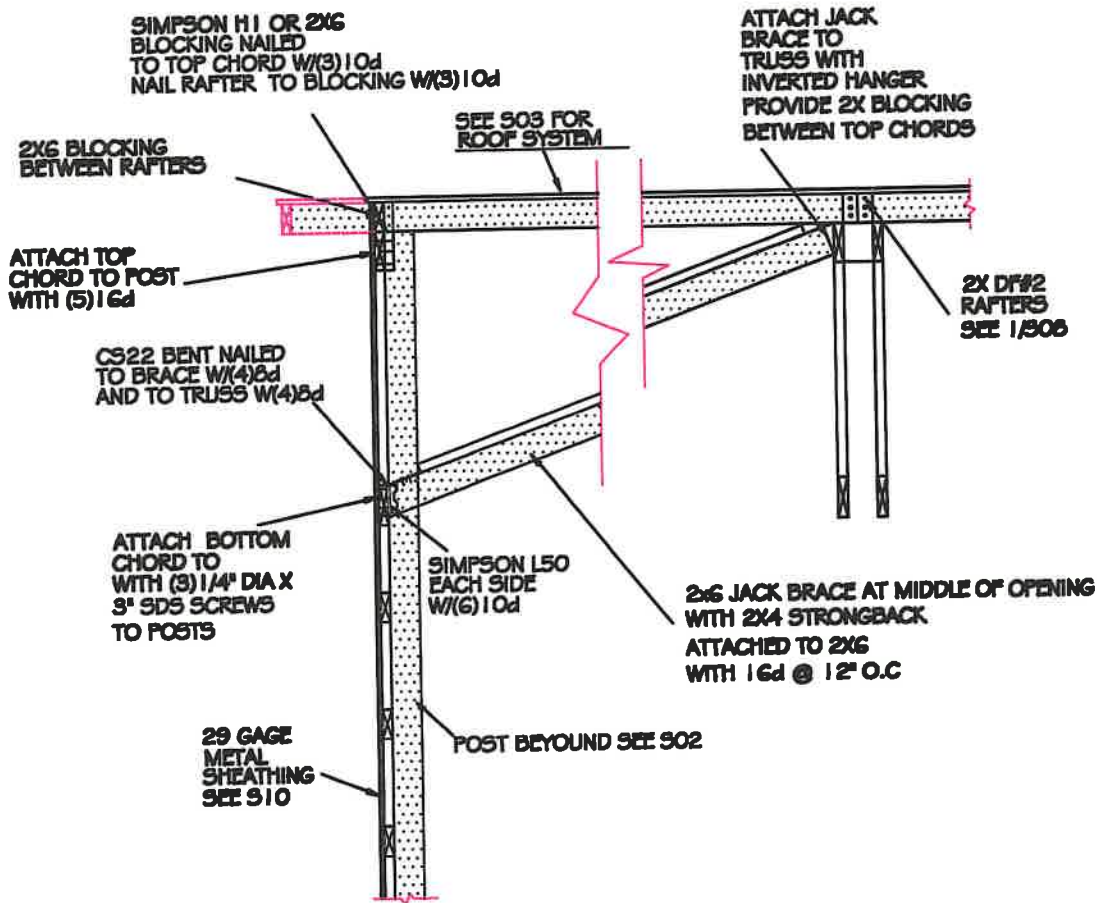
2 GABLE ELEVATION

PROPOSED

BUILDING CODES DIVISION
 1535 EDGEWATER STREET NW
 SALEM OR 97306
 P.O. BOX 14470
 TEL: (503) 378-4133 FAX: (503) 378-2322

READY BUILD PLAN #2014-01
 PRESCRIPTIVE POST FRAME BUILDING
 36'-0" X 36'-0" X 14'-0"
 WIND: 95 MPH EXPOSURE "B"
 SNOW: 30 PSF

BUILDING CODE:	Sheet:
OSBC: 2010	S12



1
511

GABLE TRUSS OUT OF PLANE BRACING

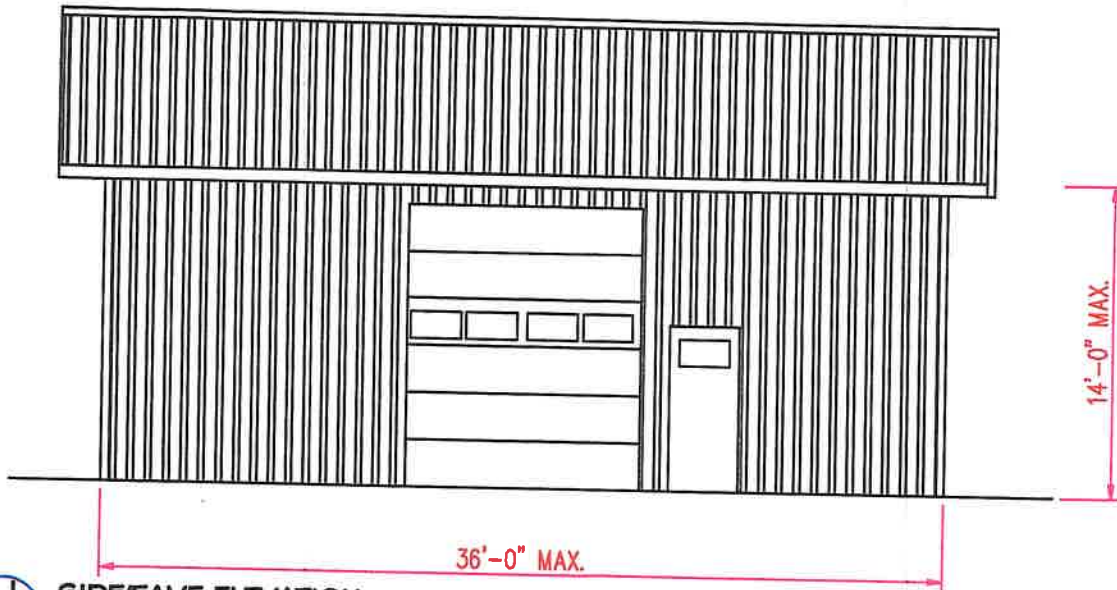
BUILDING CODES DIVISION

1535 EDGEWATER STREET NW
SALEM OR 97306
P.O. BOX 14470
TEL: (503) 378-4133 FAX: (503) 378-2322

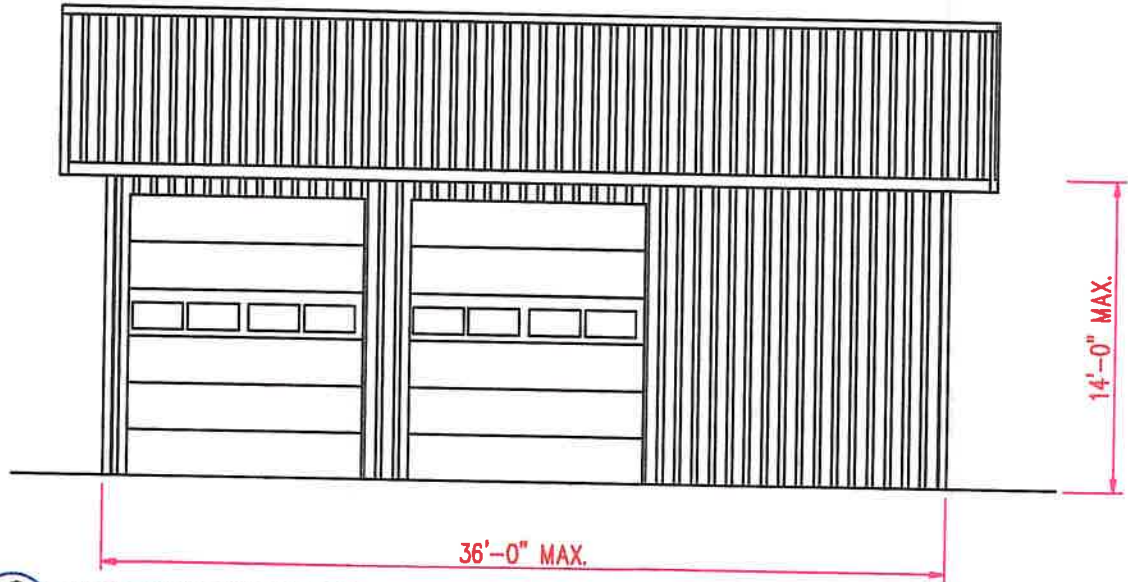
READY BUILD PLAN #2014-01
PRESCRIPTIVE POST FRAME BUILDING

36'-0" X 36'-0" x 14'-0"
WIND: 95 MPH EXPOSURE "B"
SNOW: 30 PSF

BUILDING CODE:	Sheet:
OSBC: 2010	S11



1
513 SIDE/EAVE ELEVATION



2
513 SIDE/EAVE ELEVATION

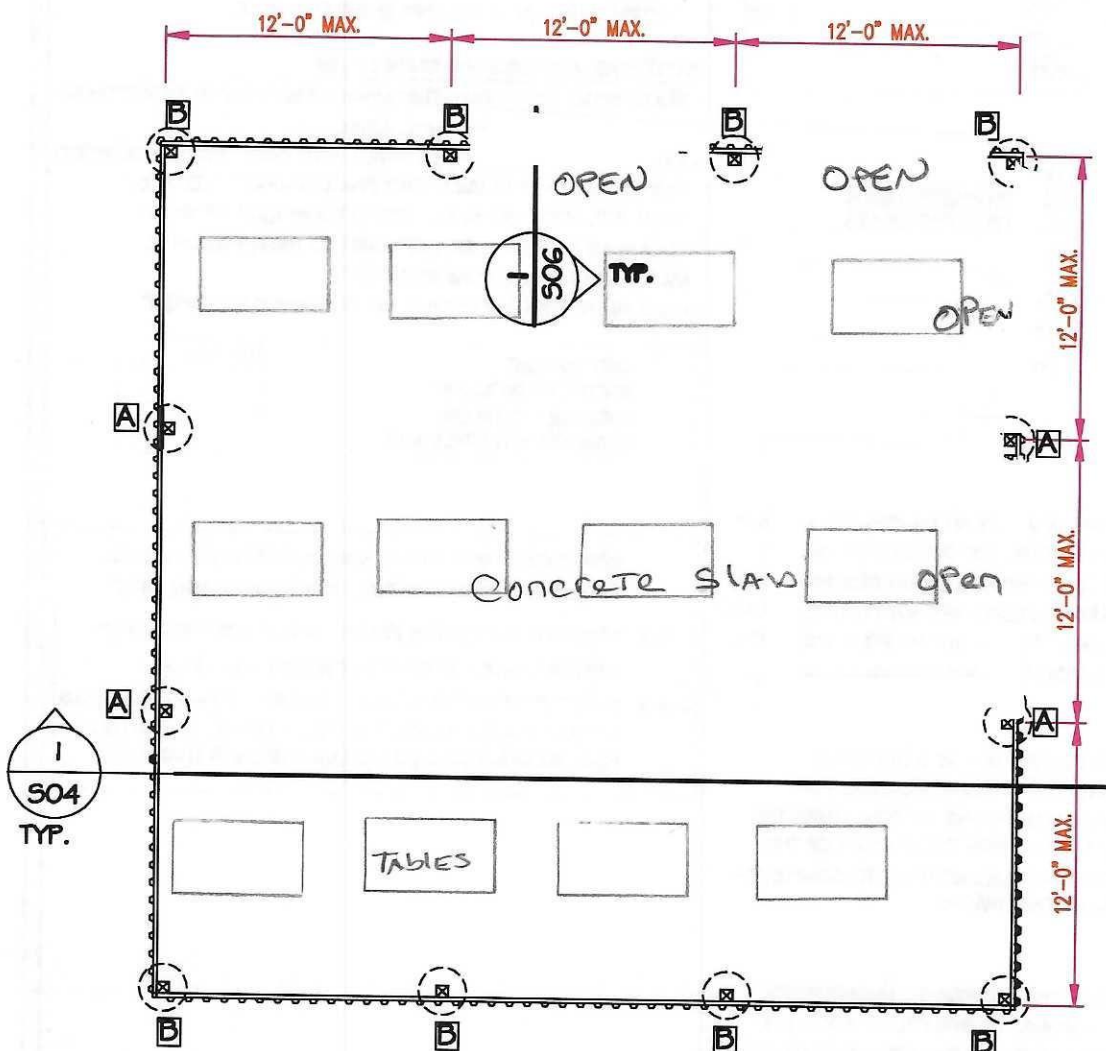
PLAN NOTES:

1. MINIMUM 12'-0" SOLID WALL
2. (2) 10'-0" WIDE OVERHEAD DOORS OR (1) 10'-0" WIDE OVERHEAD DOOR AND 1 MAN DOOR CAN BE PLACED IN THE EAVE WALL
3. STITCH WALL PER S10 WHEN THE SOLID WALL IS 12'-0"

BUILDING CODES DIVISION
 1535 EDGEWATER STREET NW
 SALEM OR 97306
 P.O. BOX 14470
 TEL: (503) 378-4133 FAX: (503) 378-2322

READY BUILD PLAN #2014-01
PRESCRIPTIVE POST FRAME BUILDING
 36'-0" X 36'-0" x 14'-0"
 WIND: 95 MPH EXPOSURE "B"
 SNOW: 30 PSF

BUILDING CODE:	Sheet:
O55C: 2010	S13



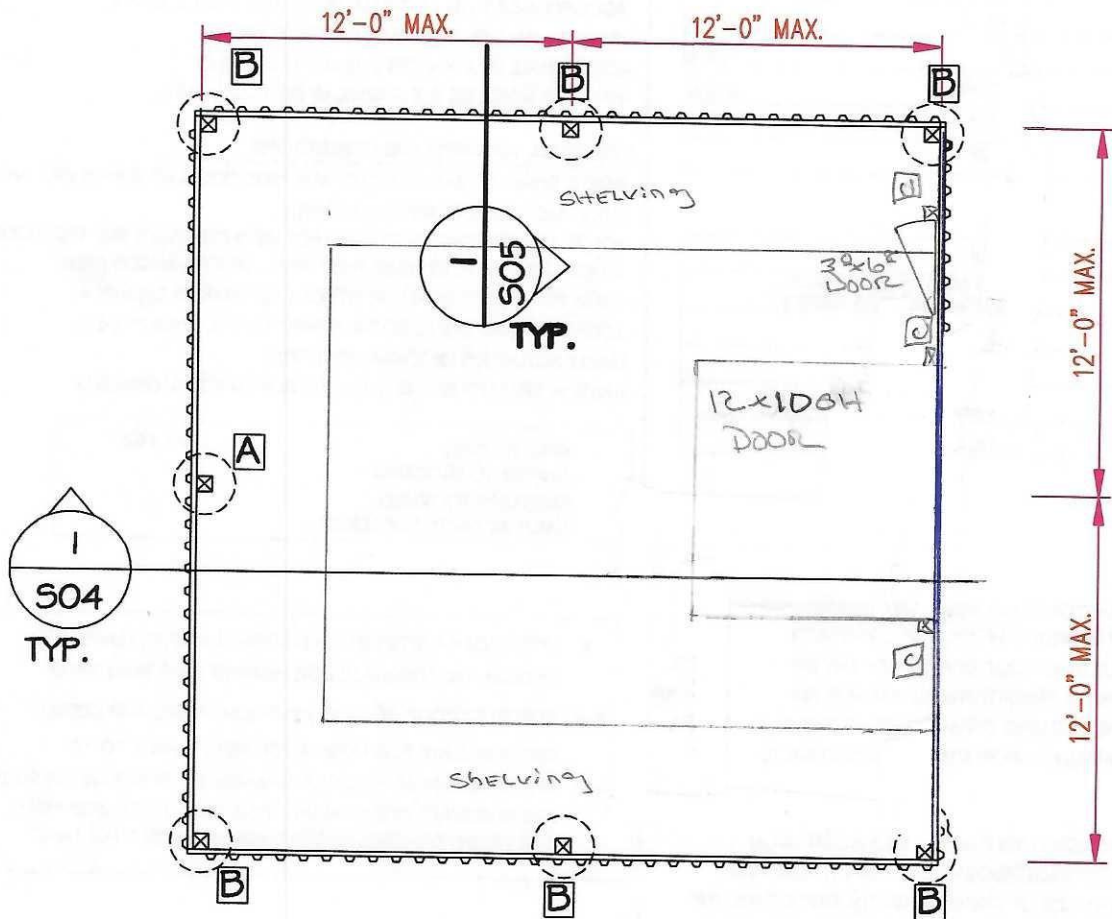
POST	POST SIZE	HOLE DIA (IN)	HOLE DEPTH (IN)	REMARKS
A	P.T 6X6 HF#2	24	54	SEE DETAIL 2/S09
B	P.T 6X6 HF#2	24	54	SEE DETAIL 2/S09
C	P.T 4X6 HF#2	18	42	SEE DETAIL 2/S09

I FOUNDATION/ FLOOR PLAN
S02

BUILDING CODES DIVISION
 1535 EDGEWATER STREET NW
 SALEM OR 97306
 P.O. BOX 14470
 TEL: (503) 378-4133 FAX: (503) 378-2322

READY BUILD PLAN #2014-01
PRESCRIPTIVE POST FRAME BUILDING
 36'-0" X 36'-0" X 14'-0"
 WIND: 95 MPH EXPOSURE "B"
 SNOW: 30 PSF

BUILDING CODE:	Sheet:
OSSC: 2010	S02



POST	POST SIZE	HOLE DIA (IN)	HOLE DEPTH (IN)	REMARKS
A	P.T 6X6 HF#2	24	54	SEE DETAIL 2/S09
B	P.T 6X6 HF#2	24	54	SEE DETAIL 2/S09
C	P.T 6X6 HF#2	24	54	SEE DETAIL 2/S09

I FOUNDATION/ FLOOR PLAN
S02

BUILDING CODES DIVISION
 1535 EDGEWATER STREET NW
 SALEM OR 97306
 P.O. BOX 14470
 TEL: (503) 378-4133 FAX: (503) 378-2322

READY BUILD PLAN #2014-01
 PRESCRIPTIVE POST FRAME BUILDING
 24'-0" X 24'-0" X 14'-0"
 WIND: 95 MPH EXPOSURE "B"
 SNOW: 30 PSF

BUILDING CODE:	Sheet:
OSSC: 2010	S02

ARTICLES OF INCORPORATION



Corporation Division
www.filinginoregon.com

E-FILED
Sep 10, 2021
OREGON SECRETARY OF STATE

REGISTRY NUMBER

186834991

TYPE

DOMESTIC BUSINESS CORPORATION

1. ENTITY NAME

SHADADO INC.

2. MAILING ADDRESS

21678 S LATOURETTE RD
OREGON CITY OR 97045 USA

3. PRINCIPAL PLACE OF BUSINESS

21678 S LATOURETTE RD
OREGON CITY OR 97045 USA

4. NAME & ADDRESS OF REGISTERED AGENT

RICK STRAUSS

21678 S LATOURETTE RD
OREGON CITY OR 97045 USA

5. INCORPORATORS

JOYCE WOODS

26025 MUREAU RD STE 120
CALABASAS CA 91302 USA

6. INDIVIDUALS WITH DIRECT KNOWLEDGE

RICK STRAUSS

21678 S LATOURETTE RD
OREGON CITY OR 97045 USA

MICHELE STRAUSS

21678 S LATOURETTE RD
OREGON CITY OR 97045 USA

7. INITIAL PRESIDENT

RICK STRAUSS

21678 S LATOURETTE RD
OREGON CITY OR 97045 USA



8. INITIAL SECRETARY

MICHELE STRAUSS

21678 S LATOURETTE RD
OREGON CITY OR 97045 USA

9. NUMBER OF SHARES

1000000

I declare, under penalty of perjury, that this document does not fraudulently conceal, fraudulently obscure, fraudulently alter or otherwise misrepresent the identity of the person or any officers, directors, employees or agents of the corporation on behalf of which the person signs. This filing has been examined by me and is, to the best of my knowledge and belief, true, correct, and complete. Making false statements in this document is against the law and may be penalized by fines, imprisonment, or both.

By typing my name in the electronic signature field, I am agreeing to conduct business electronically with the State of Oregon. I understand that transactions and/or signatures in records may not be denied legal effect solely because they are conducted, executed, or prepared in electronic form and that if a law requires a record or signature to be in writing, an electronic record or signature satisfies that requirement.

ELECTRONIC SIGNATURE

NAME

JOYCE WOODS

TITLE

INCORPORATOR

DATE SIGNED

09-10-2021

Incorporator's Certificate of Shadado Inc.

I, Joyce Woods, the sole Incorporator of Shadado Inc., a(n) OREGON corporation formed in accordance with the laws of that state, sign this statement to set forth action taken as follows:

FIRST: I state that the Certificate of Incorporation of Shadado Inc., a true copy of which is annexed to this statement, was filed with the Department of State of OREGON on September 10, 2021.

SECOND: The bylaws annexed to this statement have been adopted by me as the bylaws of Shadado Inc.

THIRD: The following persons have been nominated and elected by me as directors of Shadado Inc. to hold office until the first annual meeting of shareholders and until their successors are elected and qualify:

- Rick Strauss
- Michele Strauss

FOURTH: I hereby assign all my rights, responsibilities, and duties as incorporator of Shadado Inc. to the above-named Directors. After execution of this Certificate, the Incorporator named herein shall have no rights, responsibilities, or duties in regards to this corporation.

The foregoing is established by my signature on this instrument at 26025 Mureau Rd Ste 120 Calabasas, CA 91302-3103 on September 10, 2021.



Joyce Woods, Incorporator